

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	DECATUR ST, ARLINGTON

## OWNERSHIP

Owner 1:	DECATUR-UNION REALTY LLC		
Owner 2:			
Owner 3:			
Street 1:	59 UNION SQUARE		
Street 2:			
Twn/City:	SOMERVILLE		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02143	Type:	

## PREVIOUS OWNER

Owner 1:	FARESE FRANK JR-TRUSTEE -		
Owner 2:	DECATUR STREET TRUST -		
Street 1:	PO BOX 266		
Twn/City:	GROTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .297 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1880, having primarily Wood Shingle Exterior and 3234 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		12944		Sq. Ft.	Site		0	64.	0.62	3									517,329						517,300	

Total AC/HA:	0.29715	Total SF/SM:	12944	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON		Total:	517,329	Spl Credit		Total:	517,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	12944.000	382,100	300	517,300	899,700		25038
							GIS Ref
							GIS Ref
Total Card	0.297	382,100	300	517,300	899,700	Entered Lot Size	GIS Ref
Total Parcel	0.297	382,100	300	517,300	899,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		278.20	/Parcel: 278.20	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	111	FV	382,100	300	12,944.	517,300	899,700		Year end	12/23/2021	PRINT	
2021	111	FV	382,100	300	12,944.	517,300	899,700		Year End Roll	12/10/2020		Date
2020	111	FV	363,400	300	12,944.	517,300	881,000	881,000	Year End Roll	12/18/2019	12/29/21	22:31:24
2019	111	FV	319,900	300	12,944.	468,800	789,000	789,000	Year End Roll	1/3/2019	LAST REV	
2018	111	FV	319,900	300	12,944.	444,600	764,800	764,800	Year End Roll	12/20/2017	Date	Time
2017	111	FV	374,600	300	12,944.	388,000	762,900	762,900	Year End Roll	1/3/2017		
2016	111	FV	374,600	300	12,944.	331,400	706,300	706,300	Year End	1/4/2016	10/09/19	16:56:2
2015	111	FV	337,900	300	12,944.	307,200	645,400	645,400	Year End Roll	12/11/2014	appr	

## SALES INFORMATION

[illegible]

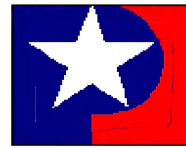
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Meas/Inspect	163	PATRIOT
2/23/2009	Measured	345	PATRIOT
4/13/2000	Inspected	264	PATRIOT
2/25/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
\_\_ / \_\_ / \_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	25038
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

